| 180.0 | 0007 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 874,000 / 874,000 |
| | | | | | USE VALUE: | 874,000 / 874,000 |
| | | | | | ASSESSED: | 874,000 / 874,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 11 | | GOLDEN AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GRANDE LUCY T & JOHN C |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 11 GOLDEN AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SCALESE LUCY - |
| Owner 2: | - |
| Street 1: | 11 GOLDEN AVENUE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,008 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2495 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7008.000 | 431,700 | 1,100 | 441,200 | 874,000 |
| Total Card | 0.161 | 431,700 | 1,100 | 441,200 | 874,000 |
| Total Parcel | 0.161 | 431,700 | 1,100 | 441,200 | 874,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.30 | /Parcel: 350.3

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 122370 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/17/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 180.0-0007-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 431,700 | 1100 | 7,008. | 441,200 | 874,000 | 874,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 320,200 | 1100 | 7,008. | 441,200 | 762,500 | 762,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 318,100 | 0 | 7,008. | 371,800 | 689,900 | 689,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 318,100 | 0 | 7,008. | 340,300 | 658,400 | 658,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 318,100 | 0 | 7,008. | 289,900 | 608,000 | 608,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 310,200 | 0 | 7,008. | 252,100 | 562,300 | 562,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 310,200 | 0 | 7,008. | 233,200 | 543,400 | 543,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 310,200 | 0 | 7,008. | 221,800 | 532,000 | 532,000 | | 12/13/2012 |

!14167!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 04:02:21 |

**LAST REV**

| Date | Time |
|---|---|
| 06/26/18 | 13:38:57 |
| apro | |
| 14167 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 122370 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT | PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SCALESE LUCY, | 1430-52 | | 2/1/2013 | Convenience | 1 | No | No | | |
| | 1183-97 | | 2/3/1998 | | 200,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/26/2016 | 515 | Redo Bat | 12,000 | | | | | reno 1st fl bath |
| 6/17/2011 | 603 | Renovate | 5,000 | | | | | SFL |
| 7/23/2008 | 813 | Manual | 6,820 | | | | | replace fr stairs |
| 5/19/2006 | 394 | Addition | 140,942 | | | G7 | GR FY07 | 10X33 ADD W/ DECK |
| 6/23/1992 | 268 | Manual | 17,044 | | | | | SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/17/2018 | MEAS&NOTICE | BS | Barbara S |
| 7/9/2009 | Fieldrev-Chg | BR | B Rossignol |
| 11/6/2008 | Meas/Inspect | 345 | PATRIOT |
| 12/21/1999 | Meas/Inspect | 263 | PATRIOT |
| 7/17/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7008 | | Sq. Ft. | Site | | 0 | 70. | 0.90 | 7 | | | | | | | | | 441,170 | | | | | | 441,200 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16088 | Total SF/SM: | 7008 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: 441,170 | Spl Credit | Total: 441,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1947 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 20 | % |
| Bsmnt Flr: | 14 - Asphalt Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.07084167 |
| Const Adj.: | 0.99197996 |
| Adj $ / SQ: | 132.782 |
| Other Features: | 90000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 483957 |
| Depreciation: | 52267 |
| Depreciated Total: | 431689 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 5 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2006 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 5 | |
| Totals | | | |
| 1 | 8 | 5 | |

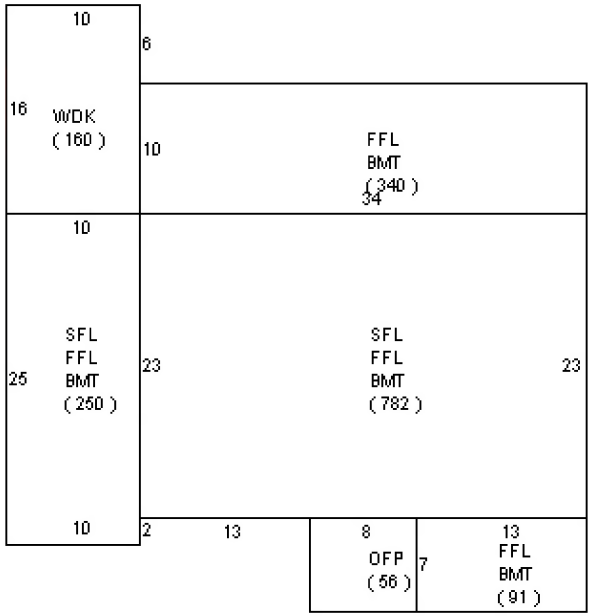
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 132.78 |
| Special Features: | 0 | Val/Su Net: | 103.43 |
| Final Total: | 431700 | Val/Su SzAd | 173.03 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,463 | 39.830 | 58,278 |
| FFL | First Floor | 1,463 | 132.780 | 194,260 |
| SFL | Second Floor | 1,032 | 132.780 | 137,031 |
| WDK | Deck | 160 | 12.150 | 1,944 |
| OFP | Open Porch | 56 | 43.650 | 2,444 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,174 | | | Total: | 393,957 |
| Size Ad | 2495 | Gross Are | 4174 | FinArea | 2495 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

180.0-0007-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1965 | 0.00 | T | 40 | 101 | | | | | | |
| 11 | Pool-Vinyl | D | Y | 1 | 28 | A | AV | 2015 | 39.57 | T | 5 | 101 | | | 1,100 | | | 1,100 |

| More: | N | Total Yard Items: | 1,100 | Total Special Featues: | | Total: | 1,100 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc